

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 PROPERTY _____ 1

2 SELLER _____ 2

3 The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known 3
4 material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclosure 4
5 statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclosure 5
6 requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form 6
7 can find the form on the Web site of the Pennsylvania State Real Estate Commission. 7

8 This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute 8
9 for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a war- 9
10 ranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address 10
11 concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the 11
12 obligation to disclose a material defect that may not be addressed on this form. 12

13 A Material Defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the 13
14 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or sub- 14
15 system is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. 15

16 1. SELLER'S EXPERTISE Seller does not possess expertise in contracting, engineering, architecture, environmental assessment or 16
17 other areas related to the construction and conditions of the property and its improvements, except as follows: _____ 17

18 2. OWNERSHIP/OCCUPANCY 18

19 (a) Is the property currently occupied? Yes No If "yes," by whom? Seller Other occupants (tenants) 19
20 If property is not occupied, when was it last occupied? _____ 20

21 (b) How long have you owned the property? _____ 21

22 (c) Are you aware of any pets having lived in the house or other structures during your ownership? Yes No 22
23 If "yes," describe: _____ 23

24 3. ROOF 24

25 (a) Date roof installed: _____ Documented? Yes No Unknown 25

26 (b) Has the roof been replaced or repaired during your ownership? Yes No 26
27 If "yes," was the existing roofing material removed? Yes No Unknown 27

28 (c) Has the roof ever leaked during your ownership? Yes No 28

29 (d) Are you aware of any problems with the roof, gutters, flashing or downspouts? Yes No 29

30 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: 30

31 4. BASEMENTS AND CRAWL SPACES (Complete only if applicable) 31

32 (a) Does the property have a sump pump? Yes No Unknown 32
33 If "yes," has it ever run? Yes No Unknown Is it in working order? Yes No Unknown 33

34 (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? Yes No 34

35 (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? Yes No 35

36 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: 36

37 5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS 37

38 (a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? Yes No 38

39 (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? Yes No 39

40 (c) Is your property currently under contract by a licensed pest control company? Yes No 40

41 (d) Are you aware of any termite/pest control reports or treatments for the property? Yes No 41

42 Explain any "yes" answers in this section, including the name of any service/treatment provider, if applicable: 42

43 6. STRUCTURAL ITEMS 43

44 (a) Are you aware of any past or present water leakage in the house or other structures? Yes No 44

45 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other 45
46 structural components? Yes No 46

47 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? Yes No 47

48 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco? 48
49 Yes No Unknown If yes, date installed, if known _____ 49

50 (e) Are there any defects (including stains) in flooring or floor coverings? Yes No Unknown 50

51 (f) Are you aware of any fire, storm, water or ice damage to the property? Yes No 51

52 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: 52

53 Buyer Initials: _____ Date _____ SPD Page 1 of 5 Seller Initials: _____ Date _____ 53

59 7. ADDITIONS/ALTERATIONS Have any additions, structural changes, or other alterations been made to the property 59
60 during your ownership? Yes No 60

Table with 4 columns: If yes, list additions, structural changes, or alterations (use additional sheets if necessary), Approximate date of work, Were permits obtained? (Yes/No/Unknown), Were final inspections/approvals obtained? (Yes/No/Unknown). Rows 61-67.

68 Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 et seq. (effective 2004), and local codes establish standards for building and 68
69 altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if 69
70 so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove 70
71 changes made by prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded 71
72 title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval. 72

73 8. WATER SUPPLY 73

- 74 (a) What is the source of your drinking water? Public Water Well on Property Community Water 74
75 None Other (explain): 75
76 (b) When was your water last tested? Test results: 76
77 If your drinking water source is not public, is the pumping system in working order? Yes No 77
78 If "no," explain: 78
79 (c) Do you have a softener, filter, or other treatment system? Yes No 79
80 If you do not own the system, explain: 80
81 (d) Have you ever had a problem with your water supply? Yes No 81
82 (e) Has your well ever run dry? Yes No Not Applicable 82
83 (f) Is there a well on the property not used as the primary source of drinking water? Yes No 83
84 If yes, is the well capped? Yes No 84
85 (g) Is the water system shared? Yes No 85
86 (h) Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items? 86
87 Yes No 87

88 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: 88
89 89
90 90

91 9. SEWAGE SYSTEM 91

- 92 (a) What is the type of sewage system? Public Sewer Individual On-lot Sewage Disposal System 92
93 Individual On-lot Sewage Disposal System in Proximity to Well Community Sewage Disposal System 93
94 Ten-acre Permit Exemption Holding Tank None None Available/Permit Limitations in Effect 94
95 Other type of sewage system (explain): 95
96 (b) If Individual On-lot sewage system, what type? Cesspool Drainfield Unknown 96
97 Other (specify): 97
98 (c) Are there any septic tanks on the Property? Yes No Unknown 98
99 If "yes," what type of tank(s)? Metal/steel Cement/concrete Fiberglass Unknown 99
100 Other (specify): 100
101 (d) When was the on-site sewage disposal system last serviced? 101
102 (e) Are there any sewage pumps located on the property? Yes No 102
103 If yes, type(s) of pump(s) Arc pump(s) in working order? Yes No 103
104 Who is responsible for maintenance of sewage pumps? 104
105 (f) Is the sewage system shared? Yes No 105
106 (g) Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Yes No 106

107 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: 107
108 108
109 109

110 10. PLUMBING SYSTEM 110

- 110 (a) Type of plumbing (check all that apply): Copper Galvanized Lead PVC Polybutylene pipe (PB) 110
111 Mixed Unknown Other (explain): 111
112 (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bath- 112
113 room fixtures; wet bars; etc.)? Yes No 113
114 If "yes," explain: 114

115 11. DOMESTIC WATER HEATING 115

- 116 (a) Type of water heating: Electric Natural Gas Fuel Oil Propane Solar Summer/Winter Hook-Up 116
117 Other (explain): 117
118 (b) Are you aware of any problems with any water heater or related equipment? Yes No 118
119 If "yes," explain: 119



121 12. **AIR CONDITIONING SYSTEM** 121

122 (a) Type of air conditioning: Central Air Wall Units Window Units None 122

123 Other (explain): _____ 123

124 Number of window units included in sale Location(s) _____ 124

125 (b) Age of Central Air Conditioning System: _____ Unknown Date last serviced, if known _____ 125

126 (c) List any areas of the house that are not air conditioned: _____ 126

127 (d) Are you aware of any problems with any item in this section? Yes No 127

128 If "yes," explain: _____ 128

129 13. **HEATING SYSTEM** 129

130 (a) Type(s) of heating fuel(s) (check all that apply): Electric Fuel Oil Natural Gas Propane 130

131 Coal Wood Other: _____ 131

132 (b) Type(s) of heating system(s) (check all that apply): Forced Hot Air Hot Water Heat Pump 132

133 Electric Baseboard Steam Wood Stove (How many?) Coal Stove (How many?) 133

134 Other: _____ 134

135 (c) Age of Heating System: _____ Unknown Date last serviced, if known _____ 135

136 (d) Are there any fireplaces? Yes No If "yes," how many? _____ Are they working? Yes No 136

137 (e) Are there any chimneys (from a fireplace, water heater or any other heating system)? Yes No 137

138 If "yes," how many? _____ When were they last cleaned? _____ Unknown _____ 138

139 Are they working? Yes No If "no," explain: _____ 139

140 (f) List any areas of the house that are not heated: _____ 140

141 (g) Are you aware of any heating fuel tanks on the property? Yes No 141

142 Location(s), including underground tank(s): _____ 142

143 If you do not own the tanks, explain: _____ 143

144 Are you aware of any problems or repairs needed regarding any item in this section? Yes No 144

145 If "yes," explain: _____ 145

146 _____ 146

147 14. **ELECTRICAL SYSTEM** 147

148 (a) Type of Electrical System: Fuses Circuit Breakers How Many Amps? _____ Unknown 148

149 (b) Are you aware of any knob and tube wiring in the home? Yes No 149

150 Are you aware of any problems or repairs needed in the electrical system? Yes No 150

151 If "yes," explain: _____ 151

152 15. **OTHER EQUIPMENT AND APPLIANCES** 152

153 **This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does** 153

154 **not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will** 154

155 **determine which items, if any, are included in the purchase of the Property.** 155

156 (a) Electric Garage Door Opener Number of Transmitters Keyless Entry 156

157 (b) Smoke Detectors How many? Location(s) _____ 157

158 (c) Security Alarm System Owned Leased (Lease Information _____) 158

159 (d) Lawn Sprinkler(s) How many? Automatic Timer _____ 159

160 (e) Swimming Pool Hot Tub/Spa Pool/Spa Heater Pool/Spa Cover Whirlpool/Tub 160

161 Pool/Spa Equipment and Accessories (list): _____ 161

162 (f) Refrigerator(s) Range/Oven Microwave Oven Dishwasher Trash Compactor 162

163 Garbage Disposal Chest Freezer Washer Dryer Intercom 163

164 (g) Ceiling Fan(s) How many? Location(s) _____ 164

165 (h) Awnings Attic Fan(s) Satellite Dish Storage Shed Deck(s) Electric Animal Fence 165

166 (i) Other: _____ 166

167 Are you aware of any problems or repairs needed regarding any item in this section? Yes No 167

168 If "yes," explain: _____ 168

169 16. **LAND (SOILS, DRAINAGE, FLOODING AND BOUNDARIES)** 169

170 (a) **Land/Soils** 170

171 1) Are you aware of any fill or expansive soil on the property? Yes No 171

172 2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have 172

173 occurred on or affect the property? Yes No 173

174 3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this 174

175 property? Yes No 175

176 *Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence* 176

177 *damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence* 177

178 *Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or* 178

179 *(724) 769-1100 (outside Pennsylvania).* 179

180 **Buyer Initials:** _____ **Date** _____ **SPD Page 3 of 5** **Seller Initials:** _____ **Date** _____ 180



- 181 4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights? 181
- 182 Yes No If "yes", check all that apply below: 182
- 183 **Farmland and Forest Land Assessment Act** - 72 P.S. §5490.1 et seq. (Clean and Green Program) 183
- 184 **Open Space Act** - 16 P.S. §11941 et seq. 184
- 185 **Agricultural Area Security Law** - 3 P.S. §901 et seq. (Development Rights) 185
- 186 Other _____ 186

187 *Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural oper-* 187
 188 *ations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act* 188
 189 *operate in the vicinity of the property:* 189

- 190 5) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or 190
 191 have you received written notice of sewage sludge being spread on an adjacent property? Yes No 191
- 192 6) Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the 192
 193 property)? Timber Coal Oil Natural Gas Other minerals 193

194 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal coun-* 194
 195 *sel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer* 195
 196 *is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.* 196

197 **Explain any "yes" answers in this section:** 197

198 _____ 198
 199 **(b) Flooding/Drainage** 199

- 200 1) Is any part of this property located in a wetlands area or a FEMA flood zone? Yes No Unknown 200
- 201 2) Do you know of any past or present drainage or flooding problems affecting the property? Yes No 201

202 **Explain any "yes" answers in this section, including dates and extent of flooding:** 202

203 _____ 203
 204 **(c) Boundaries** 204

- 205 1) Do you know of any encroachments, boundary line disputes, or easements affecting the property? Yes No 205

206 *Note to Buyer: Most properties have easements for utility services and other reasons. These easements generally do not restrict the ordinary use of the* 206
 207 *property and Seller may not be aware of them. Before entering into an agreement of sale, Buyers can investigate the existence of easements and similar* 207
 208 *restrictions by ordering an Abstract of Title or searching the official records in the county Office of the Recorder of Deeds.* 208

- 209 2) Do you access the property from a private road or lane? Yes No 209
 210 If yes, do you have a recorded right of way or maintenance agreement? Yes No 210
- 211 3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements? 211
 212 Yes No 212

213 **Explain any "yes" answers in this section:** 213

214 _____ 214
 215 **17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES** 215

- 216 (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? Yes No 216
- 217 (b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited to, 217
 218 asbestos or polychlorinated biphenyls (PCBs), etc.? Yes No 218
- 219 (c) Are you aware of any tests for mold, fungi, or indoor air quality in the property? Yes No 219
- 220 (d) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the 220
 221 property? Yes No 221

222 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern,* 222
 223 *buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States* 223
 224 *Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.* 224

- 225 (e) Are you aware of any dumping on the property? Yes No 225
- 226 (f) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adja- 226
 227 cent property? Yes No 227
- 228 (g) Are you aware of any tests for radon gas that have been performed in any buildings on the property? Yes No 228

229 If "yes," list date, type, and results of all tests below: 229

230 DATE	230 TYPE OF TEST	230 RESULTS (picocuries/liter or working levels)	230 NAME OF TESTING SERVICE
231 _____	231 _____	231 _____	231 _____
232 _____	232 _____	232 _____	232 _____

- 233 (h) Are you aware of any radon removal system on the property? Yes No 233

234 If "yes," list date installed and type of system, and whether it is in working order below: 234

235 DATE INSTALLED	235 TYPE OF SYSTEM	235 PROVIDER	235 WORKING ORDER?
236 _____	236 _____	236 _____	236 <input type="checkbox"/> Yes <input type="checkbox"/> No
237 _____	237 _____	237 _____	237 <input type="checkbox"/> Yes <input type="checkbox"/> No

- 238 (i) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the 238
 239 property. Are you aware of any lead-based paint or lead-based paint hazards on the property? Yes No 239
 240 If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____ 240



- 244 (j) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint 244
- 245 or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based 245
- 246 paint hazards on the property? Yes No 246
- 247 If "yes," list all available reports and records: _____ 247
- 248 (k) Are you aware of testing on the property for any other hazardous substances or environmental concerns? Yes No 248
- 249 (l) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property? 249
- 250 Yes No 250

251 Explain any "yes" answers in this section: _____ 251

252
253 **18. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable)** 253

254 Type: Condominium Cooperative Homeowner Association or Planned Community 254

255 Other: _____ 255

256 *Notice regarding Condominiums, Cooperatives, and Planned Communities: A buyer of a resale unit in a condominium, cooperative, or planned 256*
257 *community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued 257*
258 *by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or sim- 258*
259 *ilar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all 259*
260 *deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.* 260

261 **19. MISCELLANEOUS** 261

- 262 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property? 262
- 263 Yes No 263
- 264 (b) Are you aware of any existing or threatened legal action affecting the property? Yes No 264
- 265 (c) Are you aware of any violations of federal, state, or local laws or regulations relating to this property? Yes No 265
- 266 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain 266
- 267 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes No 267
- 268 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obli- 268
- 269 gation, or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes No 269
- 270 (f) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the 270
- 271 property? Yes No 271
- 272 (g) Are you aware of any insurance claims filed relating to the property? Yes No 272
- 273 (h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? 273
- 274 Yes No 274

275 A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact 275
276 on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, 276
277 system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by 277
278 itself a material defect. 278

279 Explain any "yes" answers in this section: _____ 279

280
281 **The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best 281**
282 **of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop- 282**
283 **erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION 283**
284 **CONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this form 284**
285 **which is rendered inaccurate by a change in the condition of the property following completion of this form.** 285

286 **WITNESS** _____ **SELLER** _____ **DATE** _____ 286

287 **WITNESS** _____ **SELLER** _____ **DATE** _____ 287

288 **WITNESS** _____ **SELLER** _____ **DATE** _____ 288

289 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK** 289

290 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required 290
291 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material 291
292 defect(s) of the property. 292

293 _____ **DATE** _____ 293

294 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER** 294

295 **The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a 295**
296 **warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It 296**
297 **is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property 297**
298 **be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.** 298

299 **WITNESS** _____ **BUYER** _____ **DATE** _____ 299

300 **WITNESS** _____ **BUYER** _____ **DATE** _____ 300

301 **WITNESS** _____ **BUYER** _____ **DATE** _____ 301



INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, the Real Estate Seller Disclosure Law requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS** are involved.

The Law defines a number of exceptions where the disclosures do not have to be made:

1. Transfers that are the result of a court order.
2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
3. Transfers from a co-owner to one or more other co-owners.
4. Transfers made to a spouse or direct descendant.
5. Transfers between spouses that result from divorce, legal separation, or property settlement.
6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
7. Transfer of a property to be demolished or converted to non-residential use.
8. Transfer of unimproved real property.
9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
10. Transfers of new construction that has never been occupied when:
 - a. The buyer has received a one-year warranty covering the construction;
 - b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.